

Received Kennebec SS.  
09/21/2009 8:01AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

**TRANSFER  
TAX  
PAID**

57-244

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, THAT Citifinancial, Inc., with a mailing address of 1111 Northpoint Suite 100, Bldg. 4, Coppell, TX 75019, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Heather A. LeBlond, with a mailing address of 2 Clarke Street, Apt. 19, Waterville, ME 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, with quitclaim covenant, unto the said Heather A. LeBlond, her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated on 26 May Street, Waterville, Maine, being more particularly described in the attached Exhibit A.

BEING the same premises conveyed to Citifinancial, Inc. by Quitclaim Deed without Covenant from Citifinancial, Inc., dated November 3, 2008 and recorded in the Kennebec County Registry of Deeds herewith.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Heather A. LeBlond, her heirs and assigns forever.

Grantor covenants with the said Grantees, her heirs and assigns, that it shall and will warrant and defend the premises to the said Grantees, her heirs and assigns forever, against lawful claims and demand of all persons claiming by, through or under Grantor.

31302

Citifinancial, Inc. has caused this instrument to be signed in its name and duly authorized, this  
12 day of August, 2009 by Mason Legendre, Its  
Vice President.

Citifinancial, Inc.  
By: Olympus Asset Management  
Its: Attorney in Fact

By: [Signature]  
Its: Mason Legendre, Vice President

STATE OF Maine  
\_\_\_\_\_, ss.

August 12, 2009

Then personally appeared the above named Mason Legendre,  
Vice President of Olympus Asset Management, Attorney in Fact of said  
Citifinancial, Inc. as aforesaid and acknowledged the foregoing instrument to be his/her free act and  
deed in his/her said capacity, the free act and deed of said corporation.

Before me,

[Signature]  
Attorney at Law/Notary Public

JENNIFER MERRILL  
Notary Public, Maine  
My Commission Expires  
September 11, 2015



**EXHIBIT "A"**

That certain lot or parcel of land with any buildings thereon located in the Municipality of Waterville, Kennebec County, State of Maine, bounded and described as follows:

Being shown as Lots 30 and 31 on a Plan of College Avenue Heights Extension made by Carl Crane, dated September 18, 1937, recorded with the Kennebec Registry of Deeds, in Plan Book 12, Page 2A, to which reference may be made for a more particular description.

Also, another parcel of land bounded and described as follows:

Starting on the southwestern extremity of the land of Hillman and proceeding to the south along the line of May Street for a distance of fifty (50) feet; thence to the east along the northerly line of the land of Rosenthal for a distance of one hundred (100) feet; thence to the north along the westerly line of land of Rosenthal for a distance of fifty (50) feet; thence to the west along the southerly line of land of said Hillman back to the point of beginning. Said land has a frontage on May Street of fifty (50) feet and is one hundred (100) feet deep.

Subject to and with the benefit of any and/or all rights, restrictions, covenants, and easements of record, insofar as the same may be in force and applicable.

Being the same premises as conveyed to Kinh T. Tran and Laly Ying Cheung by deed of Peoples Heritage Savings Bank dated January 6, 1994, recorded in the Kennebec County Registry of Deeds in Book 4634, Page 49.